



## Legislation Text

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**File #:** 2232-2014, **Version:** 1

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**BACKGROUND:** One parcel currently held in the Land Bank has been approved for disposition. In order to complete the transfer, authorization is needed for the Director of the Department of Development to execute any and all agreements and deeds for conveyance of the real property. This legislation authorizes transfer of one parcel located at 1453 N. 5th St. (010-012775) to 1461 North Sixth Thompson Holdings, LLC, an Ohio limited liability company, who will maintain the vacant parcel as a side yard expansion under the Mow to Own Program. A structure on this property was demolished under the City's Vacant and Abandoned Properties (VAP) initiative. The parcel will be transferred by deed recorded in the Official Records of the Franklin County Recorder's Office.

**FISCAL IMPACT:** No funding is required for this legislation. The City may first recover reimbursement of any and all expenses incurred on account of the acquisition, administration, management, maintenance and disposition of such land and such other expenses of the program as the City may apportion to such land from the sale proceeds.

**EMERGENCY JUSTIFICATION:** Emergency action is requested to expedite the transfer in order to reduce Land Bank maintenance costs.

To authorize the Director of the Department of Development to execute any and all necessary agreements and deeds for conveyance of title of one parcel of real property (1453 N. 5th St.) held in the Land Bank pursuant to the Land Reutilization Program; and to declare an emergency.

**WHEREAS,** by Ordinance 1325-98, Council adopted and elected to use the Revised Code Chapter 5722, Land Reutilization Program, to facilitate effective reutilization of nonproductive land acquired through a sale pursuant to a foreclosure proceeding initiated by the Franklin County Treasurer, or through a sale of forfeited lands by the Franklin County Auditor, or through a conveyance in lieu of foreclosure to foster either return of such land to tax revenue generating status or its devotion to public use, or any other land acquired as part of the land reutilization program; and

**WHEREAS,** a proposal for the sale of the property which was acquired pursuant to Ohio Revised Code Section 5722.03 meets the Land Reutilization Program's Disposition Policies and Guiding Principles and has been approved by the Land Redevelopment Office Administrator; and

**WHEREAS,** in conformity with Ohio Revised Code Section 5722.07, the property will be sold at not less than fair market value, defined as the appraised value of the nonproductive land made with reference to any redevelopment and reutilization restrictions as may be imposed by the electing subdivision as a condition of sale or as may otherwise be applicable to such; therefore, competitive bidding is not required; and

**WHEREAS,** in order to complete the transfer of such property to the purchaser, authority is needed for the Director of the Department of Development to execute any and all necessary agreements and deeds of conveyance for the real property; and

**WHEREAS,** an emergency exists in the usual daily operation of the Department of Development, Land Redevelopment

Office in that it is immediately necessary to convey title of said parcel of real estate to expedite the transfer in order to reduce Land Bank maintenance costs, all for the immediate preservation of the public health, peace, property, safety and welfare; and **now therefore**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Director of the Department of Development is hereby authorized to execute any and all necessary agreements and deeds to convey title to the following parcel of real estate to 1461 North Sixth Thompson Holdings, LLC:

PARCEL NUMBER: 010-012775

ADDRESS: 1453 North 5th Street, Columbus, Ohio 43201

PRICE: \$1,330.00 minus credits granted by the City under the Mow to Own Program, plus a \$100.00 processing fee

USE: Side yard expansion

Situated in the City of Columbus, County of Franklin and in the State of Ohio:

Being part of Lots Number Two Hundred One (201) and Two Hundred Two (202) of New Indianola Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 12, Page 35, Recorder's Office, Franklin County, Ohio and more particularly bounded and described as:

Beginning at a stake in the West line of North Fifth Street and in the East line of Lot 202, New Indianola Addition, South 41 feet from the intersection of the West line of North Fifth Street with the South line of East Ninth Avenue, thence with a line parallel to said East Ninth Avenue West 89.65 feet to a stake; thence with a line parallel to the West line of said North Fifth Street South 39 feet to a stake; thence with a line parallel to the East Ninth Avenue West 40 feet to a stake in the East line of a 16 foot alley; thence along the East line of said alley, South 12 feet to a stake; thence East parallel with the South line of East Ninth Avenue 44.65 feet to a stake; thence Northerly with a line parallel to the West line of North Fifth Street 17 feet to a stake; thence Easterly with a line parallel to the said east Ninth Avenue 85 feet to a stake in the West line North Fifth Street; thence along the West line of North Fifth Street North 34 feet to the place of beginning.

**SECTION 2.** For the property stated in Section 1, that the City will credit the Buyer at the time of transfer for the value of maintenance and/or improvements made by the Buyer under the Mow to Own Program as specified in the Memorandum of Understanding.

**SECTION 3.** For the property stated in Section 1, that the Director of Development is hereby authorized to execute any agreement, deed restriction, or mortgage to ensure compliance with Land Bank Program rules and the submitted application and to release such restriction or mortgage upon compliance.

**SECTION 4.** That for good cause shown, Section 329.29 of the Columbus City Code is hereby waived.

**SECTION 5.** That Council hereby finds that the selection process utilized in this matter is in accordance with the Land Bank Disposition Process created pursuant to the City's Land Reutilization Program and hereby approves the same.

**SECTION 6.** That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.